

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0122 –
Green Water Treatment
Plant Redevelopment

P.C. DATE: 07-08-2008
C.C. DATE: 08-07-2008

AREA: 6.264 acres

APPLICANT: City of Austin – Real Estate Services
(Lauraine Rizer)

AGENT: City of Austin -
Economic Growth & Redevelopment
Services (Greg Kiloh)

ADDRESS: 600 West Cesar Chavez Street

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Town Lake/Shoal Creek

ZONING FROM: P- Public

TO: CBD- CURE

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CURE, Central Business District – Central Urban Redevelopment Combining District. Under CURE, the applicant is proposing to change the allowed Floor-to-Area-Ratio (FAR) in the CBD zoning district from 8-1 to 35-1.

DEPARTMENT COMMENTS:

The site is currently developed with an Austin Water Utility wastewater treatment plant. Under resolution number 20071213-065, dated December 13th, 2007, the City Council declared its intent and vision for how the particular tracts of property located within the Seaholm Development District should be redeveloped by beginning the process of rezoning the Green Water Treatment Plant site and the Energy Control Center site to CBD-CURE. (Exhibit "B")

The Austin City Council on June 18th, 2008 unanimously chose Trammell Crow and its partners, Constructive Ventures and USAA Real Estate Co., as the developer of the subject tract. In its proposal, Trammell Crow plans to build a mixed use project consisting of 265 apartments, 500 condos, 235 senior assisted living units, 588,000 square feet of office space, 160,000 square feet of retail and a 375-room hotel. This project will be developed in conjunction with the Energy Control Center Redevelopment Project (C14-2008-0121)

The property is subject to two overlay districts. The first one is the Waterfront Overlay District. The purpose of the waterfront overlay (WO) district is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Town Lake and the Colorado River. The WO district applies to all property in its boundaries. The northeast one quarter of the property is not in the WO district. (Exhibit "C")

The second overlay district affecting the property is the Downtown Creeks overlay. The purpose of the Downtown Creeks (DC) overlay district is to promote public accessibility to the creeks, to promote pedestrian use of the creeks, and to protect and enhance the scenic character of the creek corridors. The DC overlay district applies to property within 60 feet of the centerline of creeks that is located within the CBD or DMU base districts. The DC overlay affects the property on the northeast corner. (Exhibit "D") There is very little area that is affected by the DC overlay and this overlay should not be a problem for the developer to comply with.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	P	City of Austin wastewater treatment plant
NORTH	CBD-CURE	Vacant auto storage lot
SOUTH	P	Town Lake Park
EAST	CBD	Office/Multi-family
WEST	DMU-CURE-CO	City of Austin power plant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0164 (Seaholm)	From P to DMU-CURE- CO	Approved DMU-CURE-CO [Vote: 8-1]	Approved DMU-CURE-CO [Vote: 6-0]
C14-99-0002 (City Pole Yard)	From P to DMU-CO	Approved DMU- CO [Vote: 9-0]	Approved DMU-CO [Vote: 5-0]
C14-00-2127	From DMU to CBD	Approved CBD - CO [Vote: 8-0]	Approved CBD - CO [Vote: 7-0]
C14-05-0165	From CBD to CBD-CURE	Approved CBD-CURE-CO [Vote: 7-1-1]	Approved CBD-CURE [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Old Austin neighborhood
- Sentral Plus East Austin Koalition (SPEAK)
- Austin Neighborhood Council
- Downtown Austin Neighborhood Assn. (DANA)

SCHOOLS:

Matthews Elementary School
 O. Henry Middle School
 Austin High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek and Town Lake Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

The TIA requirement for this site will be re-evaluated for the site plan application to determine if a study is warranted and cost participation by the owner is required for traffic and roadway improvements to the surrounding street system. Further right-of-way dedication may also be required at this time.

Name	RO W	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
W Cesar Chavez	82'	60'	Arterial	Yes	No	Yes
San Antonio St	77'	50'	Arterial	Yes	No	Yes
W 3 rd Street	80'	60'	Arterial	Yes	No	Yes

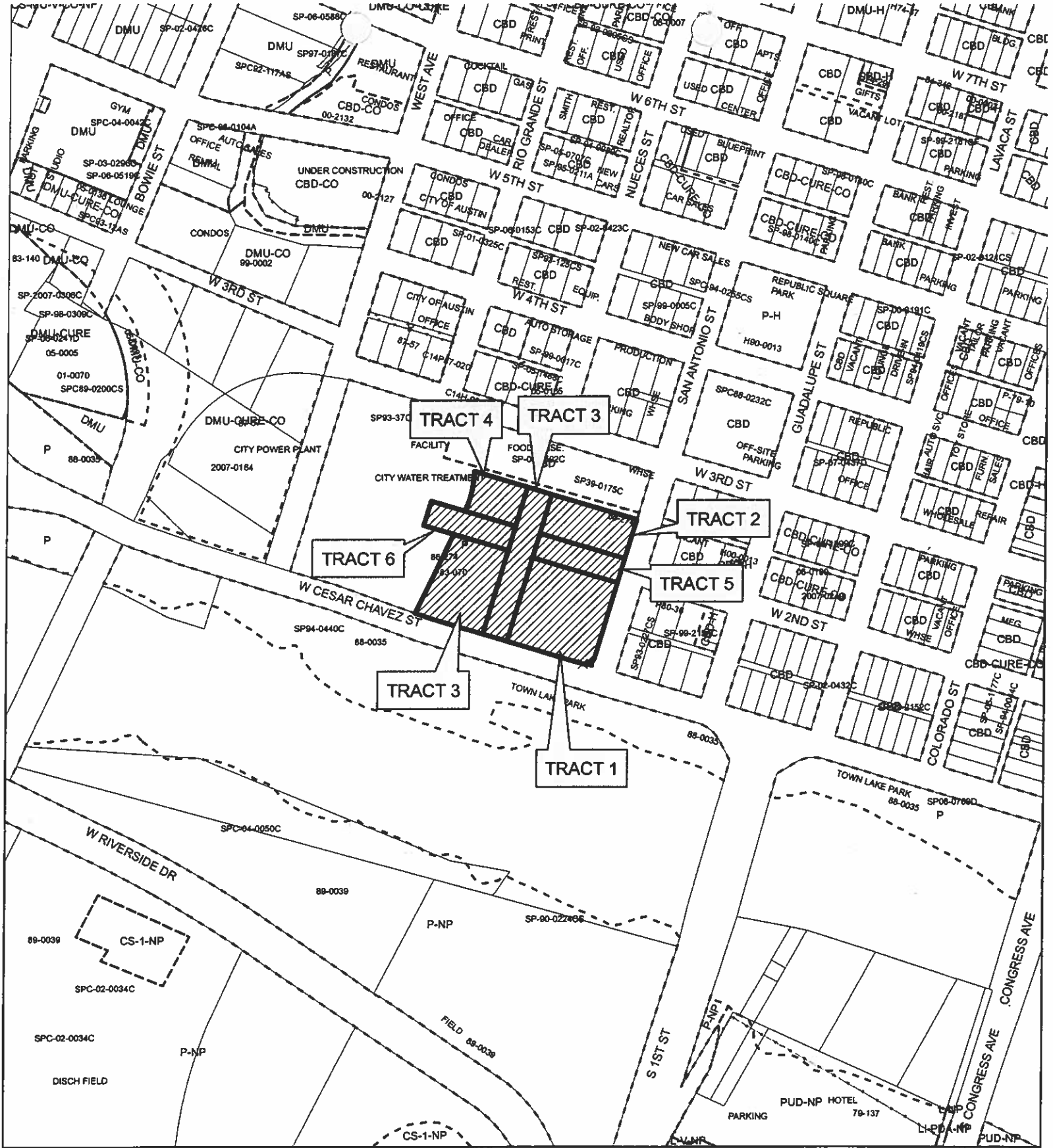
PLANNING COMMISSION RECOMMENDATION:

The motion to approve CBD-CURE zoning with the understanding that a resolution concerning construction inhibiting the use of and alternate routes to the Lance Armstrong Bikeway and the Shoal Creek Trail will be forthcoming from the Commission, to be sent to the City Council; was approved on the Consent Agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0 with Commissioner Dave Sullivan absent.

CITY COUNCIL DATE: August 7, 2008**ACTION:****ORDINANCE READINGS:**1ST2ND3RD**ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



N

1" = 400'

ZONING

SUBJECT TRACT (diagonal lines)

ZONING BOUNDARY (dotted line)

PENDING CASE (dashed line)

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0122

ADDRESS: 600 W CESAR CHAVEZ ST

SUBJECT AREA: 6.264 ACRES

GRID: H22 & J22

MANAGER: C. PATTERSON

EXHIBIT "A"

CITY OF AUSTIN
FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESOLUTION NO. 20071213-065

WHEREAS, the City desires to redevelop city owned property located in an area to be designated as the Seaholm Development District, an area of land generally located on the western edge of downtown Austin; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

City Council declares its intent and vision for how the particular tracts of property located within the Seaholm Development District should be redeveloped by beginning the process of rezoning the Green Water Treatment Plant site, and the Energy Control Center site to CBD-CURE while complying with any limitations that the Waterfront Overlay or the Capitol View Corridors may impose on these sites and eliminating any floor-to-area ratio restrictions (FAR) on these sites.

ADOPTED: December 13, 2007

ATTEST:


Shirley A. Gentry
City Clerk

EXHIBIT "B"



WATERFRONT
OVERLAY

The image is an aerial photograph of a city's waterfront. A blue rectangular overlay is drawn on a portion of the map, indicating a specific area of interest. Within this blue area, a smaller, darker rectangular area is highlighted, labeled as the 'SITE'. The surrounding area includes various urban features such as buildings, streets, and green spaces. A body of water is visible at the bottom of the image, with a bridge crossing it. The overall scene depicts a dense urban environment adjacent to a waterfront.

SITE

EXHIBIT "C"

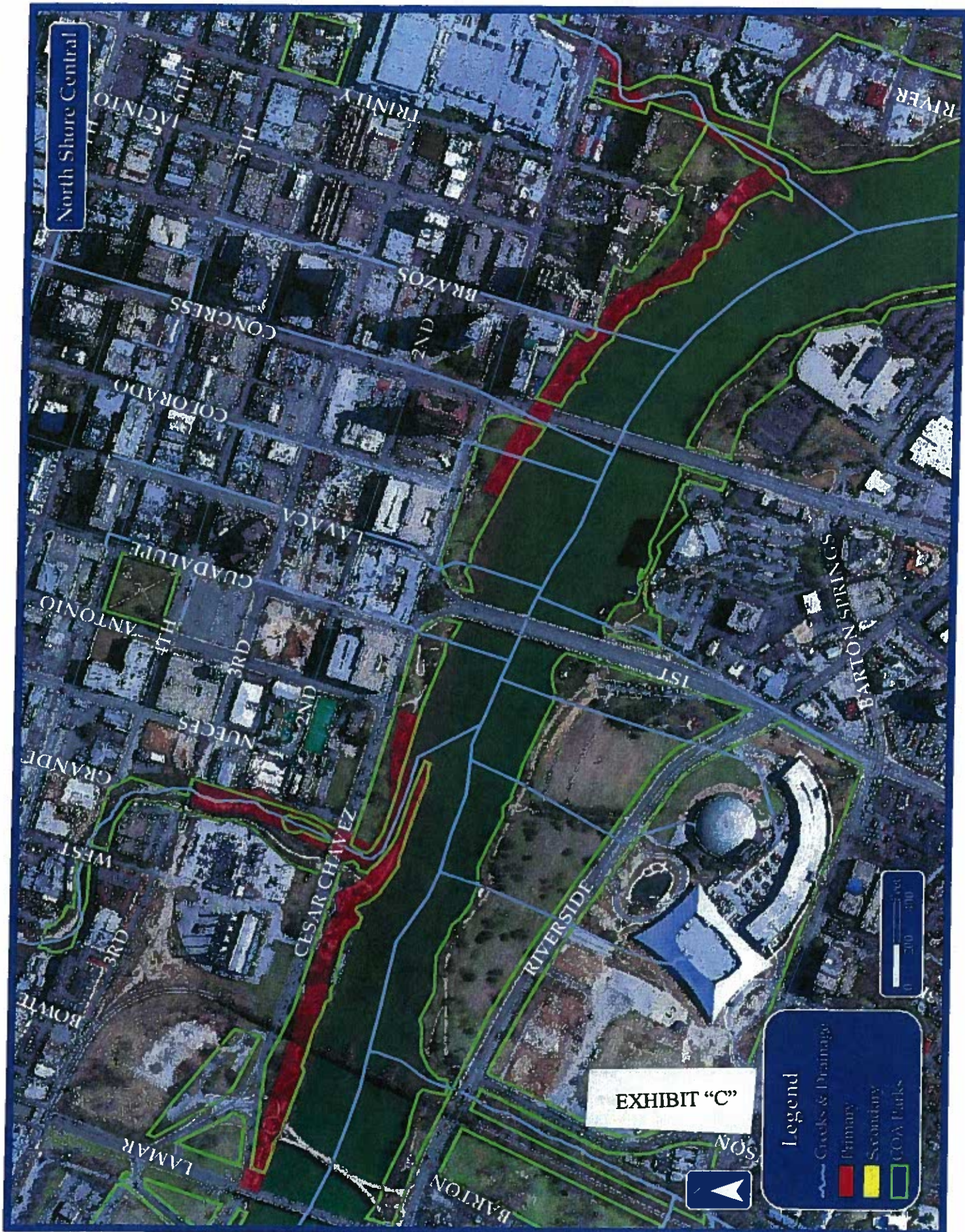
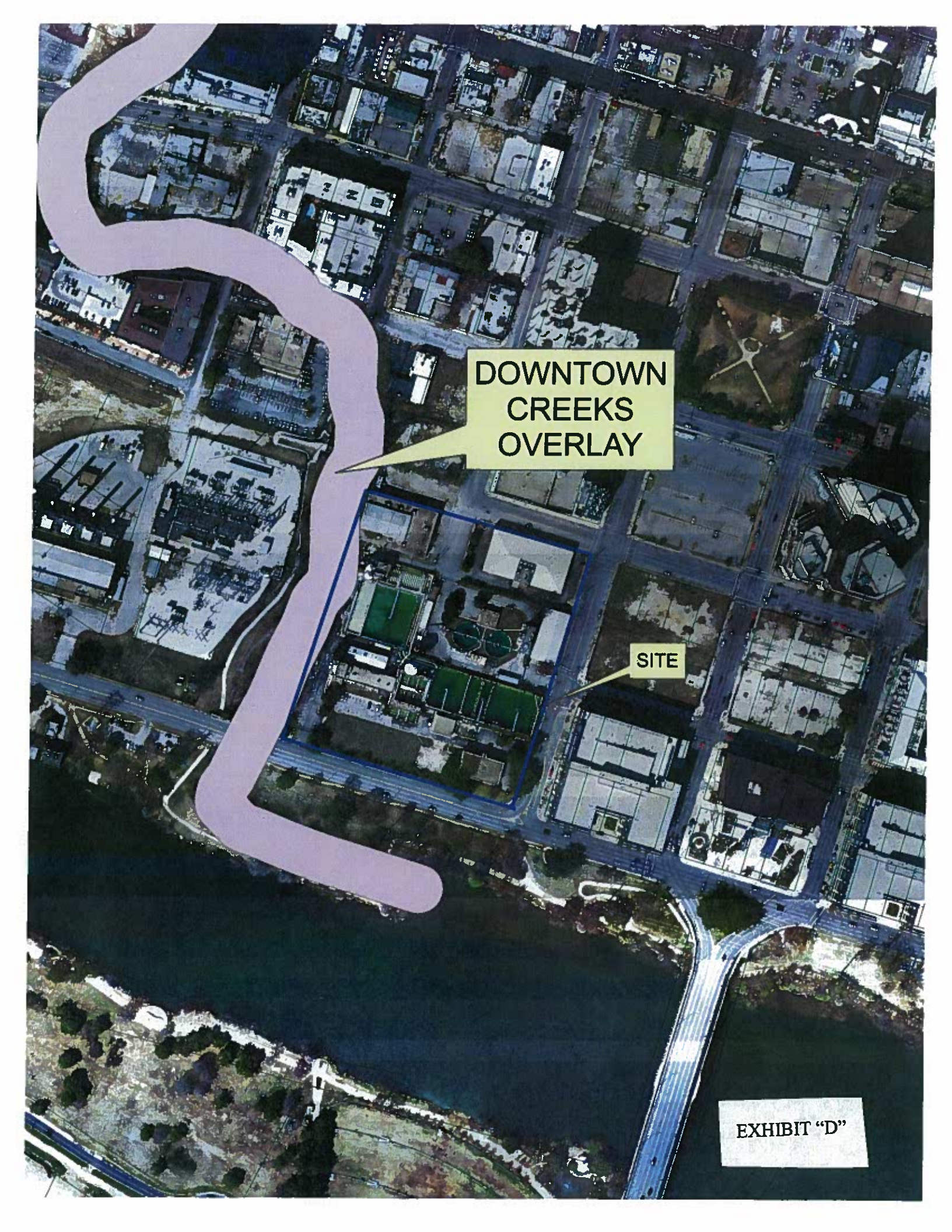


EXHIBIT "C"

Legend

- Creeks & Drainage
- Primary
- Secondary
- COV Parks

An aerial photograph of an urban area. A thick, light purple line, representing a creek overlay, winds through the city blocks on the left side of the image. A blue rectangular outline highlights a specific area in the center, which contains several green sports fields and some buildings. A yellow callout box with a pointer indicates this area as the 'SITE'. Another yellow callout box points to the purple line, labeling it as the 'DOWNTOWN CREEKS OVERLAY'. The surrounding area is filled with various buildings, streets, and parking lots. A bridge is visible in the bottom right corner, crossing a body of water.

DOWNTOWN
CREEKS
OVERLAY

SITE

EXHIBIT "D"